

September 2004

Click on the desired [View Agenda](#) or [View Speakers List](#) for detailed information.
(*The Speakers List is available at 3:30pm on the day of the meeting.)

<i>Sun</i>	<i>Mon</i>	<i>Tue</i>	<i>Wed</i>	<i>Thu</i>	<i>Fri</i>	<i>Sat</i>
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5	6 County Holiday	7	8 Planning Commission Meeting View Agenda View Speakers List*	9 Planning Commission Meeting View Agenda View Speakers List*	10	11
12	13 Board of Supervisors Meeting	14	15	16	17	18
19	20	21	22 Planning Commission Meeting View Agenda View Speakers List*	23 Planning Commission Meeting View Agenda View Speakers List*	24	25
26	27 Board of Supervisors Meeting	28	29 Planning Commission Meeting MEETING CANCELLED View Agenda	30 Planning Commission Meeting View Agenda View Speakers List*		
Planning Commission Meetings are held in the Board Auditorium of the Government Center Building at 12000 Government Center Parkway. All Planning Commission Meetings for the month of September will begin at 8:15 pm.						

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 8, 2004

Posted: 4/5/04
Finalized: 9/9/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-M04-46 (Dominion Virginia Power Easement)	Sprint/Raintree HOA	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-PR-007 (P/H on 7/29/04)	Eric H. Wyant, Joyce H. Wyant, David Young	C. Belgin	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-PR-010 (Moved from 9/9/04)	Yuoh and Alice Ku	C. Lewis	D/O to 10/21/04
SE 2004-MA-013	Jason D. Smolen, Trustee	A. Shriber	Recommend Approval
SE 2004-MV-018	Petroleum Marketing Group, Inc.	C. Lewis	D/O to 9/30/04
S04-I-B2 (Mason District) (Deferred from 7/28/04)	Out-of-Turn Plan Amendment	C. Quintero Johnson	D/O to 9/22/04
RZ 2003-MV-060 FDP 2003-MV-060 (Deferred from 7/29/04)	D. R. Horton, Inc.	C. Belgin	Recommend Denial Denied

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2001-MA-031 (Moved from 5/5/04)	Tam Thanh Nguyen	W. Mayland	P/H to 9/9/04
RZ 2004-SP-001 (Moved from 7/21/04)	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 9/29/04
RZ 2004-MV-011 & PCA 89-V-062-2 & SE 2004-MV-011	Colchester Land Company LLC	P. Braham	P/H to 11/18/04
PCA 2001-PR-040 & SEA 01-P-034 (Moved from 9/9/04)	1960 Gallows Road, LLC	P. Braham	P/H Deferred Indefinitely

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 8, 2004

Posted: 8/25/04
Finalized: 9/9/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEM SCHEDULED FOR DECISION ONLY

PROVIDENCE DISTRICT

RZ 2004-PR-007 - ERIC H. WYANT, JOYCE H. WYANT, DAVID YOUNG - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.19 dwelling units per acre (du/ac). Located on the N. and S. sides of Rainbow Rd. approx. 200 ft. W. of Woodford Rd. on approx. 39,805 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-1 ((1)) 46 and 49.

ITEMS SCHEDULED FOR PUBLIC HEARING

MASON DISTRICT

SE 2004-MA-013 - JASON D. SMOLEN, TRUSTEE - Appl. under Sect. 3-204 of the Zoning Ordinance to permit a private school of general education and child care center. Located at 4955 Sunset La. on approx. 2.85 ac. of land zoned R-2. Mason District. Tax Map 71-4 ((1)) 12 and 23.

S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning 9.2 ac. generally bounded by Leesburg Pike on the south, S. George Mason Dr. on the west, Arlington County boundary on the north and S. Fourteenth Street on the east and is in the Mason Supervisor District. Parcels on Leesburg Pike are in the Baileys Crossroads CBC, parcel 62-3((1))13 is planned for institutional use, parcel 62-3((1))14 is planned office up to .5 FAR and parcel 62-3((7))A is developed and planned for office use at its existing intensity. The remainder of the area is planned residential use at 2-3 du/ac, with parcels 62-3((1))13A, 15, 17, 18, and 19 having an option for 5-8 du/ac with full consolidation. The amendment will consider adding an option for residential use up to 2.0 FAR and consider expanding the Baileys Crossroads CBC to include this entire area.

MOUNT VERNON DISTRICT

RZ 2003-MV-060/FDP 2003-MV-060 - D.R. HORTON, INC. - Appls. to rezone from R-1 and HD to PDH-8 and HD to permit residential development at a density of 6.41 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the E. side of Telegraph Rd. approximately 1,000 ft. N. of its intersection with Richmond Hwy. on approx. 12.79 ac. of land. Comp. Plan Rec: 8-12 du/ac. Tax Map 108 -1 ((1)) 12, 13, 14, 15 and 16; 108-1 ((3)) 1, 2 and 2A.

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Wednesday, September 8, 2004

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MOUNT VERNON DISTRICT (cont.)

SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC. - Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit an existing service station in a highway corridor overlay district to add a canopy and waivers/modifications in a Commercial Revitalization District. Located at 8158 Mt. Vernon Hwy. on approx. 24,006 sq. ft. of land zoned C-5, CRD and HC. Tax Map 101-2 ((1)) 34A.

PROVIDENCE DISTRICT

RZ 2004-PR-010 - YUOH AND ALICE KU - Appl. to rezone from R-1 to R-4 to permit residential development at a density of 3.33 dwelling units per acre (du/ac). Located on the S. side of Idylwood Rd. and N. side of Hill Top Ave. approx. 200 ft. W. of Cedar La. on approx. 26,397 sq. ft. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 39-3 ((10)) 18.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, September 8, 2004

Posted: 9/8/04
Finalized: 9/9/04

KEY
P/H – Public Hearing
D/O – Decision Only

DECISION ONLY:

RZ 2004-PR-007 - ERIC H. WYANT, JOYCE H. WYANT, DAVID YOUNG (P/H on 7/29/04)

FEATURES SHOWN:

FS-M04-46 – Sprint, Raintree HOA, Dominion Virginia Power Easement (Deadline 9/15/04)

PUBLIC HEARINGS:

SE 2004-MA-013 - JASON D. SMOLEN, TRUSTEE

NO SPEAKERS

RZ 2004-PR-010 - YUOH AND ALICE KU

1. Angela Boulais
8356 Idlywood Road
Vienna, VA 22182
2. Joe Clapper
8396 Idlywood Road
Vienna, VA 22182

S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT (Mason)

- | | |
|--|--|
| <ol style="list-style-type: none">1. Jim Hurysz
P.O. Box 5191
Arlington, VA 222052. Elizabeth D. Baker
Walsh, Colucci
2200 Clarendon Blvd.
Arlington, VA 222013. Karen Moran
2208 S. Culpeper Street
Arlington, VA 22206 | <ol style="list-style-type: none">4. Rebecca Dunham
1405 S. Greenbrier Street
Arlington, VA 222065. Kevin Thomas
3609 S. 14th Street
Arlington, VA 22204 |
|--|--|

SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC.

NO SPEAKERS

RZ 2003-MV-060 - D.R. HORTON, INC.

FDP 2003-MV-060 - D.R. HORTON, INC.

- | | |
|--|---|
| <ol style="list-style-type: none">1. Lorance Lyle
Fort Belvoir U.S. Army
9430 Jackson Loop
Fort Belvoir, VA 22060-5130 | <ol style="list-style-type: none">2. Marty Schirmacher
South County Federation
34 3rd Place
Lorton, VA 220793. William Dodson
Military District of Washington |
|--|---|

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, September 9, 2004

Posted: 4/23/04
Finalized: 9/10/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURE SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-L04-45 (8350 Richmond Hwy.)	T-Mobile	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
S02-II-V2 (Fairlee) (P/H on 7/22/04)	Out of Turn Plan Amendment	C. Shultz	D/O to 10/14/04
RZ/FDP 2004-PR-006 (P/H on 7/28/04)	Whitestone Investments, Inc.	A. Shriber	D/O to 10/21/04
PCA 84-P-002-4 & SE 2004-PR-014 (P/H on 7/28/04)	Fair Oaks Penderbrook Apartments, LLC	T. Swagler	Recommend Approval Recommend Approval
RZ 2003-MV-062 & FDP 2003-MV-062 (P/H on 7/29/04)	Eastwood Properties, Inc.	L. Shulenberger	Recommend Approval Approved

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
Zoning Ordinance Amendment – cluster subdivision clarification (Commissioner Wilson)		R. Murray	P/H to 9/30/04
RZ 2003-HM-046 & FDP 2003-HM-046 & PCA 2000-HM-044 & FDPA 2000-HM-044 & PCA 77-C-098-5 & PCA 80-C-028-7 (Deferred from 7/28/04)	TST Woodland L.L.C.	W. Mayland	Recommend Approval Approved Recommend Approval Approved Recommend Approval Recommend Approval

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 2001-PR-040 & SEA 01-P-034 (Moved from 5/27/04)	1960 Gallows Road, LLC	P. Braham	P/H to 9/8/04
RZ 2004-PR-010	Yuoh and Alice Ku	C. Lewis	P/H to 9/8/04
RZ 2004-SP-004 & PCA 88-S-097-3 (Moved from 6/16/04)	Random Hills Investment, LLC	W. Mayland	P/H to 9/23/04
RZ 2003-LE-055 (Moved from 5/27/04)	Hayfield Animal Clinic, LTD., T/A Hayfield Animal Hospital	C. Belgin	P/H Deferred Indefinitely
RZ/FDP 2004-PR-008	Edgemoore Land LLC	L. Shulenberger	P/H to 11/18/04
RZ 2003-PR-064 (Moved from 5/13/04)	Rafik Bazikian	M. Godfrey	P/H to 12/9/04
Public Facilities Manual Amendments – drainage divides, posting (Moved from 7/28/04)	J. Leavitt handicapped signs and cash deposits		P/H to 10/21/04
RZ 2001-MA-031 (Moved from 9/8/04)	Tam Thanh Nguyen	W. Mayland	P/H to 12/2/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 9, 2004

Posted: 8/25/04
Finalized: 9/10/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Policy & Procedures Committee met in the Board Conference Room to continue discussions on the proposed Ordinance Amendment on P Districts.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISIONS ONLY

MOUNT VERNON DISTRICT

RZ 2003-MV-062/FDP 2003-MV-062 - EASTWOOD PROPERTIES, INC. - Appls. to rezone from R-2 to PDH-2 to permit residential development at a density of 1.78 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Nalls Rd. 1000 ft. W. of Old Mount Vernon Rd. on approx. 3.40 ac. of land. Comp. Plan Rec: 2-3 du/ac. Tax Map 101-4 ((1)) 60 and 61.

PROVIDENCE DISTRICT

PCA 84-P-002-04 - FAIR OAKS PENDERBROOK APARTMENTS, LLC - Appl. to amend the proffers for RZ 84-P-002 previously approved for residential development at a density of 6.15 dwelling units per acre (du/ac) to permit revisions to approved proffers. Located in the S.E. quadrant of the intersection of W. Ox Rd. and Penderbrook Dr. on approx. 19.38 ac. of land zoned PDH-8 and HC. Comp. Plan Rec: Fairfax Center: 6.6 du/ac at overlay. Tax Map 46-3 ((1)) 71. (Concurrent with SE 2004-PR-014.)

SE 2004-PR-014 - FAIR OAKS PENDERBROOK APARTMENTS, LLC - Appl. under Sect. 9-614 of the Zoning Ordinance to permit nonconforming condominium conversions. Located at 3905 Penderview Dr. on approx. 19.38 ac. of land zoned PDH-8 and HC. Tax Map 46-3 ((1)) 71. (Concurrent with PCA 84-P-002-04.)

ITEMS SCHEDULED FOR PUBLIC HEARING

HUNTER MILL DISTRICT

RZ 2003-HM-046/ FDP 2003-HM-046 - TST WOODLAND LLC - Appls. to rezone from I-4 to PDC to permit a mixed use development, concurrent with PCA/FDPA 2000-HM-044, with an overall Floor Area Ratio (FAR) of 0.7 and approval of the conceptual and final development plans. Located in the N.E. quadrant of Sunrise Valley Dr. and Corporate Park Dr. on approx. 20.94 ac. of land. Comp. Plan Rec: Mixed Use. Tax Map 16-4 ((1)) 42 pt., 43, 44 pt., 45 pt. and 46 pt. (Concurrent with PCA 77-C-098-05, PCA 80-C-028-07 and PCA/FDPA 2000-HM-044.)

FAIRFAX COUNTY PLANNING COMMISSION MEETING AGENDA

Thursday, September 9, 2004

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HUNTER MILL DISTRICT (cont.)

PCA 2000-HM-044/ FDPA 2000-HM-044 - TST WOODLAND LLC - Appls. to amend the proffers and final development plan for RZ 2000-HM-044 approved for mixed use development to permit building and site modifications concurrent with RZ/FDP 2003-HM-046 with an overall Floor Area Ratio (FAR) of 0.7. Located in the S.W. quadrant of the Dulles Airport Access and Toll Rds. and Monroe St. on approx. 26.39 ac. of land zoned PDC. Comp. Plan Rec: Mixed Use. Hunter Mill District. Tax Map 16-4 ((1)) 42 pt., 44 pt., 45 pt. and 46 pt. (Concurrent with RZ/FDP 2003-HM-046, PCA 77-C-098-05 and PCA 80-C-028-07.)

PCA 80-C-028-07 - TST WOODLAND LLC - Appl. to delete land area from the proffers for RZ 80-C-028 and to permit the area to be rezoned with RZ 2003-HM-046. Located in the N.E. quadrant of the intersection of Sunrise Valley Dr. and Corporate Park Dr. on approx. 8.11 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 16-4 ((1)) 42 pt., 43 pt. and 46 pt. (Concurrent with RZ/FDP 2003-HM-046, PCA 77-C-098-05 and PCA/FDPA 2000-HM-044.)

PCA 77-C-098-05 - TST WOODLAND LLC - Appl. to delete land area from the proffers for RZ 77-C-098 to permit the area to be rezoned with RZ 2003-HM-046. Located on the E. side of Corporate Park Dr., approximately 600 ft. N. of Sunrise Valley Dr. on approx. 12.82 ac. of land zoned I-4. Comp. Plan Rec: Mixed Use. Tax Map 16-4 ((1)) 42 pt., 43 pt., 44 pt., 45 pt. and 46 pt. (Concurrent with RZ/FDP 2003-HM-046, PCA 80-C-028-07 and PCA/FDPA 2000-HM-044.)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, September 9, 2004

Posted: 9/9/04
Finalized: 9/10/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY:

RZ 2003-MV-062 - EASTWOOD PROPERTIES, INC. (P/H on 7/29/04)
FDP 2003-MV-062 - EASTWOOD PROPERTIES, INC. " " "

PCA 84-P-002-04 - FAIR OAKS PENDERBROOK APARTMENTS, LLC (P/H on 7/28/04)
SE 2004-PR-014 - FAIR OAKS PENDERBROOK APARTMENTS, LLC " " "

DEFERRALS:

S02-II-V2 - OUT-OF-TURN PLAN AMENDMENT - D/O to 10/14/04

RZ 2004- PR-006 - WHITESTONE INVESTMENTS, INC. - D/O to 10/21/04
FDP 2004-PR-006 - WHITESTONE INVESTMENTS, INC. " " "

ZONING ORDINANCE AMENDMENT (CLUSTER CLARIFICATION) - P/H to 9/30/04

ADMINISTRATIVE:

Approval of October - December 2002 Minutes

FEATURES SHOWN:

FS-L04-45 – T-Mobile, 8350 Richmond Highway (Deadline 9/13/04)

PUBLIC HEARING:

RZ 2003-HM-046 - TST WOODLAND LLC
FDP 2003-HM-046 - TST WOODLAND LLC
PCA 2000-HM-044 - TST WOODLAND LLC
FDPA 2000-HM-044 - TST WOODLAND LLC
PCA 80-C-028-07 - TST WOODLAND LLC
PCA 77-C-098-05 - TST WOODLAND LLC

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Wednesday, September 22, 2004

Posted: 4/6/04
Finalized 9/23/04

KEY
P/H – Public Hearing
D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V04-47 (Telegraph Road)	Fairfax Water		Approved
FS-S04-61 (4643 West Ox Rd)	Sprint	W. Hagan	Approved
FS-Y04-50 (5408 Bobann Dr.)	Omnipoint	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA C-131-6 & FDPA C-131-6 (P/H on 7/21/04)	Newgate Homeowners Association, Inc.	A. Shriber	Recommend Approval Approved
S04-I-B2 (Mason District) (P/H on 9/8/04)	Out-of-Turn Plan Amendment	C. Quintero Johnson	Recommend Approval

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SU-009 FDP 2004-SU-009	Poplar Tree LLC	K. Shields	Recommend Approval Approved
RZ 2004-SP-013	Stanley Martin Companies, Inc.	K. Shields	P/H to 10/20/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2004-SU-014 & SE 2004-SU-012	Ox Hill Baptist Church, Trustees	A. Shriber	P/H to 9/29/04
S04-IV-LP1 (Mt. Vernon)	Out of Turn Plan Amendment	D. James	P/H to 12/9/04
SE 2003-SP-035 (Moved from 4/29/04)	Ronald A. and Leta G. Deangelis; George Hinnant, Trustee	T. Swagler	P/H to 12/2/04
RZ/FDP 2004-SU-015	National Capital Land & Development Inc.	T. Swagler	P/H to 10/14/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Wednesday, September 22, 2004

Posted: 9/8/04
Finalized 9/23/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Parks Committee met in the Board Conference Room to discuss the Parks Plan Amendments and the Needs Assessment follow-up.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

MASON DISTRICT

S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the *Code of Virginia*, Title 15.2, Chapter 22 concerning 9.2 ac. generally bounded by Leesburg Pike on the south, S. George Mason Dr. on the west, Arlington County boundary on the north and S. Fourteenth Street on the east and is in the Mason Supervisor District. Parcels on Leesburg Pike are in the Baileys Crossroads CBC, parcel 62-3((1))13 is planned for institutional use, parcel 62-3((1))14 is planned office up to .5 FAR and parcel 62-3((7))A is developed and planned for office use at its existing intensity. The remainder of the area is planned residential use at 2-3 du/ac, with parcels 62-3((1))13A, 15, 17, 18, and 19 having an option for 5-8 du/ac with full consolidation. The amendment will consider adding an option for residential use up to 2.0 FAR and consider expanding the Baileys Crossroads CBC to include this entire area.

SULLY DISTRICT

PCA-C-131-06/FDPA-C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. - Appls. to amend the proffers and final development plan for RZ C-131 previously approved for residential development at a density of 5.36 dwelling units per acre (du/ac) to permit reduction in open space and addition of off-street parking spaces. Located on the E. and W. sides of Newton Patent Dr. on approx. 48.05 ac. of land zoned PDH-12 and WS. Comp. Plan Rec: 8-12 du/ac. Tax Map 54-1 ((9)) T and 54-3 ((10)) A, A1, C, D, F, G, H, K, L, M, P and R.

ITEMS SCHEDULED FOR PUBLIC HEARING

SULLY DISTRICT

RZ 2004-SU-009/FDP 2004-SU-009 - POPLAR TREE, LLC - Appls. to rezone from R-1 to PDH-2 to permit residential development at a density of 1.93 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located on the S. side of Poplar Tree Rd. at the terminus of Lee's Corner Rd. on approx. 25.40 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 44-4 ((1)) 9A.

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Wednesday, September 22, 2004

Posted: 9/22/04
Finalized: 9/23/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY:

PCA C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. (Sully) (P/H on 7/21/04)
FDPA C-131-06 - NEWGATE HOMEOWNERS ASSOCIATION, INC. " " "

S04-I-B2 - OUT-OF-TURN PLAN AMENDMENT (Mason) (P/H on 9/8/04)

DEFERRAL:

RZ 2004-SP-013 - STANLEY MARTIN COMPANIES, INC. – P/H to 10/20/04

FEATURES SHOWN:

FS-V04-47 – Fairfax Water, Telegraph Rd. (Deadline 11/15/04)
FS-S04-61 – Sprint, 4643 West Ox Road (Deadline 11/3/04)
FS-Y04-50 – Omnipoint (T-Mobile), 5408 Bobann Drive (Deadline 9/27/04)

PUBLIC HEARINGS:

RZ 2004-SU-009 - POPLAR TREE, LLC
FDP 2004-SU-009 - POPLAR TREE, LLC

NO SPEAKERS

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Thursday, September 23, 2004

Posted: 4/27/04
Finalized: 9/24/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
PCA 1998-DR-049-2 FDPA 1998-DR-049-2	Hampstead Village LLC	P. Braham	Recommend Approval Approved
RZ 2004-SP-004 & PCA 88-S-097-3 (Moved from 9/9/04)	Random Hills Investment, LLC	W. Mayland	Recommend Approval
PCA C-448-31 & SE 2004-LE-015	PCC-Van Dorn LLC	L. Shulenberger	P/H to 9/30/04
PCA 84-L-020-20 & FDPA 84-L-020-2-11 (Moved from 6/3/04)	Apple Federal Credit Union & Kohl's Department Stores, Inc.	L. Shulenberger	P/H to 11/17/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-PR-017	ATI Career Institute, Inc. D/B/A Stratford University	P. Braham	P/H to 10/7/04
SE 2004-PR-016	Prentiss Properties Acquisition Partners LP	W. Mayland	P/H to 7/28/04
S03-III-DS1 (Dulles Discovery)	Out-of-Turn Plan Amendment	A. Kriviskey	P/H Deferred Indefinitely
RZ/FDP 2004-DR-016	Spring Hill Farm Land, LLC	P. Braham	Withdrawn

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 23, 2004

Posted: 9/8/04
Finalized: 9/24/04

KEY P/H – Public Hearing D/O – Decision Only

8:15 p.m. The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

None at this time.

ITEMS SCHEDULED FOR PUBLIC HEARING

DRANESVILLE DISTRICT

PCA 1998-DR-049-02/FDPA 1998-DR-049-02 - HAMPSTEAD VILLAGE LLC - Appls. to amend the proffers and final development plan for RZ 1998-DR-049 previously approved for residential development at an overall density of 6.05 du/ac in order to permit modifications to lot layout. Located S. of Dolley Madison Blvd., W. of Mayflower Dr., N. of Chain Bridge Rd., E. of Great Falls St. on approx. 42,530 sq. ft. of land zoned PDH-5. Comp. Plan Rec: 3-4 du/ac. Tax Map 30-1 ((30)) 20 - 24.

SPRINGFIELD DISTRICT

RZ 2004-SP-004 – RANDOM HILLS INVESTMENT, LLC - Appl. to rezone from PDC and HC to R-12 and HC to permit residential development at a density of 12.04 dwelling units per acre (du/ac). Located N. of Random Hills Rd. and W. of Ridge Top Rd. on approx. 4.73 ac. of land. Comp. Plan Rec: Fairfax Center Area: 16 du/ac at Overlay level. Tax Map 56-2 ((11)) B1. (Concurrent with PCA 88-S-097-03.)

PCA 88-S-097-03 - RANDOM HILLS INVESTMENT, LLC - Appl. to permit a deletion in land area from the proffers associated with RZ 88-S-097. Located N. of Random Hills Rd. and W. of Ridge Top Rd. on approx. 4.73 ac. of land zoned PDC and HC. Comp. Plan Rec: Fairfax Center: 16 du/ac at Overlay level. Tax Map 56-2 ((11)) B1. (Concurrent with RZ 2004-SP-004.)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, September 23, 2004

Posted: 9/23/04
Finalized: 9/24/04

KEY P/H – Public Hearing D/O – Decision Only

DEFERRALS:

PCA C-448-31 - PCC-VAN DORN LLC - P/H to 9/30/04
SE 2004-LE-015- PCC-VAN DORN LLC - P/H to 9/30/04

PCA 84-L-020-20 - APPLE FEDERAL & KOHL'S - P/H to 11/17/04
FDPA 84-L-020-2-11-APPLE FEDERAL & KOHL'S - P/H to 11/17/04

PUBLIC HEARINGS:

PCA 1998-DR-049-02 - HAMPSTEAD VILLAGE LLC
FDPA 1998-DR-049-02 - HAMPSTEAD VILLAGE LLC

1. William Frazer, President,
McLean Broyhills Estates HOA
1403 Pathfinder Lane
McLean, VA 22101

RZ 2004-SP-004 – RANDOM HILLS INVESTMENT, LLC
PCA 88-S-097-03 - RANDOM HILLS INVESTMENT, LLC

1. Robert P. Beasley
Random Hills HOA
11580 Avondale Drive
Fairfax, VA 22030

FAIRFAX COUNTY PLANNING COMMISSION
MEETING AGENDA
Wednesday, September 29, 2004

Posted: 2/25/04
Revised: 9/3/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, refer back to this page approximately two weeks prior to the date of the meeting or contact the Department of Planning and Zoning staff at 703-324-1290.

**DUE TO NUMEROUS CASE DEFERRALS,
THE PLANNING COMMISSION MEETING
SCHEDULED FOR SEPTEMBER 29, 2004,
HAS BEEN CANCELLED.**

**All items previously scheduled for public hearing and/or decision
by the Planning Commission on September 29, 2004,
have been rescheduled as indicated below.**

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2002-HM-043 & SE 2002-HM-046 & PCA 79-C-037-5 (Moved from 4/29/04)	L. Farnum Johnson Jr. and Jeffrey J. Fairfied Managing Co – Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winfred C. Meiselman, Trustees, and Meiselman Family LLC	W. Mayland	P/H to 11/18/04
RZ 2004-SP-001 (Moved from 9/8/04)	Gholam Reza Khamesi, Thomas R. Hughes, and Vinh & Ha Phuong T. Nguyen	K. Shields	P/H to 10/20/04
RZ 2004-BR-017	Ganji Massoumeh	A. Shriber	P/H to 9/30/04
PCA 1996-HM-044-3 & FDPA 1996-HM-044 & PCA 86-C-029-10 & FDPA 86-C-029-6 & PCA 88-C-066-5 & FDPA 88-C-066 (Moved from 7/15/04)	LB Dulles Acquisition LLC	W. Mayland	P/H to 11/18/04
RZ 2004-SU-014 & SE 2004-SU-012 (Moved from 9/22/04)	Ox Hill Baptist Church, Trustees	A. Shriber	P/H to 10/6/04

FAIRFAX COUNTY PLANNING COMMISSION

MEETING AGENDA

Thursday, September 30, 2004

Posted: 5/12/04
Revised: 10/01/04

KEY P/H – Public Hearing D/O – Decision Only

Below is a list of the items scheduled for public hearing and/or decision by the Planning Commission on this date. For more information on an application, including location and description, scroll down to the next page or contact the Department of Planning and Zoning staff at 703-324-1290.

FEATURES SHOWN

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
FS-V04-64	Nextel Lorton Road	D. Marshall	Approved
FS-L04-55 (Consent Agenda)	T-Mobile 6700 Springfield	W. Hagan	Approved

ITEMS SCHEDULED FOR DECISION ONLY

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
SE 2004-MV-018 (P/H on 9/8/04)	Petroleum Marketing Group, Inc.	C. Lewis	D/O to 10/14/04
2232-L04-5 (P/H on 7/14/04)	T-Mobile	D. Jillson	D/O to 12/1/04

ITEMS SCHEDULED FOR PUBLIC HEARING

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ/FDP 2003-DR-049 (Moved from 6/24/04)	Rosewood Building & Development, L.L.C.	L. Shulenberger	P/H to 10/21/04
2232-D04-7	Verizon	D. Jillson	Approved
PCA C-448-31 & FDPA-C-448-31-02-01 SE 2004-LE-015 (Deferred from 9/23/04)	PCC-Van Dorn LLC	L. Shulenberger	D/O to 10/7/04
RZ 2004-BR-017 (Moved from 9/29/04)	Ganji Massoumeh	A. Shriber	Recommend Approval
Zoning Ordinance Amendment – cluster subdivision clarification (Commissioner Wilson) (Deferred from 9/9/04)		R. Murray	P/H to 10/14/04

ITEMS ADMINISTRATIVELY MOVED TO FUTURE DATES

<u>Application</u>	<u>Applicant</u>	<u>Staff</u>	<u>PC Action</u>
RZ 2003-PR-054 & SE 2003-PR-030 (Moved from 7/29/04)	Ourisman Bethesda, Inc.	C. Lewis	P/H to 10/14/04
RZ 2004-PR-018	Landmark Property Development, LLC	C. Belgin	P/H to 10/14/04
Zoning Ordinance Amendment – PDH changes (Commissioner Alcorn) (Moved from 7/29/04)		D. Johnson-Quinn	P/H Deferred Indefinitely
RZ 2003-LE-011 & PCA 96-L-005-3 & SEA 96-L-034-3 (Deferred from 7/14/04)	Foundation for Applied Technical Education	P. Braham	P/H to 11/4/04

FAIRFAX COUNTY PLANNING COMMISSION
DETAILED MEETING AGENDA
Thursday, September 30, 2004

Posted: 9/16/04
Revised: 10/01/04

KEY P/H – Public Hearing D/O – Decision Only

- 7:30 p.m.** The Environment Committee met in the Board Conference Room to discuss underground detention facilities in residential areas.
- 8:15 p.m.** The Planning Commission Secretary set the order for the following agenda items.

ITEMS SCHEDULED FOR DECISION ONLY

LEE DISTRICT

2232-L04-5 - T-MOBILE USA - Appl. under provisions of *Code of Virginia* Sects. 15.2-2204 and 15.2-2232, as amended, to construct a telecommunications facility at the Virginia Hills Administrative Center, located at 6520 Diana La. near Rose Hill. The proposed facility will include an 85-ft. tall monopole with panel antennas, and a fenced area for equipment cabinets. Tax Map 92-2 ((1)) 2A. (DEFERRED TO D/O 12/1/04)

MOUNT VERNON DISTRICT

SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC. - Appl. under Sects. 7-607 and 9-622 of the Zoning Ordinance to permit an existing service station in a highway corridor overlay district to add a canopy and waivers/modifications in a Commercial Revitalization District. Located at 8158 Mt. Vernon Hwy. on approx. 24,006 sq. ft. of land zoned C-5, CRD and HC. Tax Map 101-2 ((1)) 34A. (DEFERRED TO D/O 10/14/04)

ITEMS SCHEDULED FOR PUBLIC HEARING

COUNTYWIDE

ZONING ORDINANCE AMENDMENT (CLUSTER CLARIFICATION) - Appl. to amend Chapter 112 (the Zoning Ordinance) as follows: Amend the cluster subdivision provisions to: (1) allow for a rezoning from a conventional zoning district where cluster subdivisions are not permitted by right to the corresponding PDH District with the same permitted maximum density as the existing zoning district with the provision of one bonus dwelling unit; (2) specify that a density above the permitted maximum density for conventional subdivisions and cluster subdivisions approved by the Director within the respective zoning district shall not be permitted for cluster subdivisions requiring special exception approval that contain less than 2 acres of land area; and (3) make minor editorial revisions that provide clarification and consistency between provisions while not changing the original intent of the provisions. (DEFERRED TO P/H 10/14/04)

FAIRFAX COUNTY PLANNING COMMISSION DETAILED MEETING AGENDA

Thursday, September 30, 2004

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BRADDOCK DISTRICT

RZ 2004-BR-017 - GANJI MASSOUMEH - Appl. to rezone from R-1 to R-3 to permit residential development at a density of 2.0 dwelling units per acre (du/ac). Located on the E. side of Sideburn Rd. approximately 125 ft. S. of Fyfe Ct. on approx. 1.00 ac. of land. Comp. Plan Rec: 1-2 du/ac. Tax Map 77-2 ((1)) 7.

DRANESVILLE DISTRICT

2232-D04-7 - VERIZON WIRELESS - Appl. to construct a telecommunications facility, including a new 100-ft. tall transmission pole (replacing an existing 90-ft. transmission pole), panel antennas, and equipment shelter, located north of the intersection of Dolley Madison Bv. and Georgetown Pk., McLean. Tax Map 22-3 pt. (Va. Dept. of Transportation right-of-way.) Area II.

RZ 2003-DR-049/FDP 2003-DR-049 - ROSEWOOD BUILDING & DEVELOPMENT, L.L.C., RZ and FDP Appls. to rezone from R-12, R-3 and CRD to PDH-12 and CRD to permit residential development at a density of 9.95 dwelling units per acre (du/ac) and approval of the conceptual and final development plans. Located in the S.E. quadrant of Davidson Rd. and Chain Bridge Rd. on approx. 2.61 ac. of land. Comp. Plan Rec: 8-12 du/ac. Dranesville District. Tax Map 30-4 ((1)) 3, 3A, 4, 5, 5A and 6. (DEFERRED P/H TO 10/21/04)

LEE DISTRICT

PCA-C-448-31/FDPA-C-448-31-02-01 - PCC-VAN DORN LLC - Appls. to amend the proffers and final development plan for RZ-C-448 and FDP-C-448 previously approved for a golf driving range, ancillary miniature golf course and an eating establishment to permit a change in approved hours of operation and site modifications. Located in the N.E. quadrant of South Van Dorn St. and its intersection with Kingstowne Village Pkwy. on approx. 6.40 ac. of land zoned PDH-4. Comp. Plan Rec: 3-4 du/ac. Tax Map 91-2 ((1)) 35A pt. and 35B. (Concurrent with SE 2004-LE-015.) (DEFERRED TO D/O 10/7/04)

SE 2004-LE-015 - PCC-VAN DORN LLC - Appl. under Sect. 3-104 of the Zoning Ordinance to permit a golf driving range, ancillary miniature golf course and site modifications. Located at 6601 and 6625 S. Van Dorn St. on approx. 11.00 ac. of land zoned R-1. Tax Map 91-2 ((1)) 35A pt. (Concurrent with PCA-C-448-31 and FDPA-C-448-31-02-01.) (DEFERRED TO D/O 10/7/04)

FAIRFAX COUNTY PLANNING COMMISSION
AGENDA/SPEAKERS LIST
Thursday, September 30, 2004

Posted: 9/30/04

Revised: 10/1/04

KEY P/H – Public Hearing D/O – Decision Only

DECISIONS ONLY:

2232-L04-5 - T-MOBILE USA (P/H on 7/14/04)

SE 2004-MV-018 - PETROLEUM MARKETING GROUP, INC. (P/H on 9/8/04)

DEFERRALS:

RZ/FDP 2003-DR-049 ROSEWOOD BUILDING & DEVELOPMENT, LLC – P/H to 10/21/04
ZONING ORDINANCE AMENDMENT (CLUSTER CLARIFICATION) - P/H to 10/14/04

FEATURES SHOWN:

FS-V04-64 – Nextel, 8101 Lorton Road

CONSENT AGENDA:

FS-L04-55 – T-Mobile, 6700 Springfield Center Drive

RZ 2004-BR-017 - GANJI MASSOUMEH

1. John Ruttencutter
5419 Sideburn Rd.
Fairfax, VA 22032

2232-D04-7 - VERIZON WIRELESS

1. Thomas Fritz
Evermay Community Association
6303 Long Meadow Road
McLean, VA 22102

PCA-C-448-31/FDPA-C-448-31-02-01 - PCC-VAN DORN LLC
SE 2004-LE-015 - PCC-VAN DORN LLC

1. Dwight Borgstrand
Faith Evangelical Presbyterian Church
5171 Ballycastle Circle
Alexandria, VA 22315